Karen Johnson Davidson County
Batch# 1102212 DEEDWARR
02/20/2024 09:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,748.25
20240220-0011144

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38008-01-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $472,500.00. Affiant Subscribed and sworn to before me this 16th day of February, 2024. Notary Public My Commission Expires: 9/8/2025

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meredith Ann Hayes Jack Nicholas Martin 2201 8th Avenue South, #308 Nashville, TN 37204	FirstBank 722 Columbia Avenue Franklin, TN 37064	Map and Parcel No.: 105140D30800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Carson Ward and Riley Ward, formerly known as Riley Ahlstrand, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Meredith Ann Hayes, unmarried, and Jack Nicholas Martin, unmarried, as joint tenants with rights of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2201 8th Avenue South, #308, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 16th day of February, 2024.

GRANTOR:

Carson Ward

Riley Ward f/k/a Riley Ahlstrand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carson Ward and Riley Ward f/k/a Riley Ahlstrand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2024.

Notary Public
My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 308, together with the appurtenant interest in the common elements of The Lofts on Eighth, a horizontal property regime established by Master Deed, of record in Instrument No. 20061116-0142670, amended in Instrument No. 20071227-0148044, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Carson Ward, unmarried, and Riley Ahlstrand, unmarried, as tenants in common with the right of survivorship, by deed dated January 8, 2021 from William Teague, married of record in Instrument No. 20210112-0005495, Register's Office for Davidson County, Tennessee. The parties having since married. Riley Ahlstrand is now known as Riley Ward.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Lofts on Eighth, of record in Instrument No. 20061116-0142670, amended in Instrument No. 20071227-0148044, Register's Office for Davidson County, Tennessee.
3. Assignment of Developer's Rights in Instrument No. 20071227-0148043, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20061122-0144892 and Instrument No. 20070305-0026833, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 57, page 95, Register's Office for Davidson County, Tennessee.
7. Storm Water Quality Agreement recorded in Instrument No. 20061113-0139803, Register's Office for Davidson County, Tennessee.
8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/14/24 (date of document).

Affiant Signature

2/14/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027